



**24 COWICK HILL  
ST THOMAS  
EXETER  
EX2 9NG**

PROOF COPY



**GUIDE PRICE £365,000 - £375,000 FREEHOLD**



**A beautifully presented much improved and modernised detached family home with large lawned rear garden and fabulous outlook and views over neighbouring area, parts of Exeter including Cathedral and beyond. Three bedrooms. First floor modern bathroom. Reception hall. Sitting room. Light and spacious kitchen/dining room. Conservatory/family room. Gas central heating. uPVC double glazing. Good size enclosed lawned rear garden. Highly convenient position providing good access to local amenities. A lovely family home. Viewing highly recommended.**

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

Canopy entrance. uPVC double glazed front door, with inset obscure double glazed panel, leads to:

### **RECEPTION HALL**

Engineered oak wood flooring. Radiator. Stairs rising to first floor. Picture rail. Understair storage cupboard. Panelled door leads to:

### **SITTING ROOM**

12'5" (3.78m) into bay x 10'8" (3.25m) into recess. A light and spacious room with parquet wood flooring. Radiator. Exposed brick chimney breast with fireplace recess and hearth. Television aerial point. uPVC double glazed bay window to front aspect with outlook over front garden.

From reception hall, opening to:

### **KITCHEN/DINING ROOM**

16'4" (4.98m) x 11'10" (3.61m). A fabulous light and spacious room with a recently installed bespoke kitchen fitted with a range of contemporary matching base and drawer units. Wood work surfaces with matching splashback. Fitted oven. Four ring gas hob. Space for upright fridge freezer. Shelved larder cupboard. Wall mounted concealed boiler serving central heating and hot water supply. Plumbing and space for washing machine. Radiator. Ample space for table and chairs. Engineered oak wood flooring. Fitted shelving into alcove. uPVC double glazed window to side aspect. Large square opening to:

### **CONSERVATORY/FAMILY ROOM**

15'8" (4.78m) x 6'10" (2.08m). A room to provide a number of uses. Engineered oak wood flooring. Radiator. Power and light. Aluminium double glazed part pitched roof. Full height aluminium double glazed windows to rear aspect offering fine outlook and views over rear garden, neighbouring area, parts of Exeter including Cathedral and beyond.

### **FIRST FLOOR LANDING**

Picture rail. Tall uPVC double glazed window to side aspect. Panelled door leads to:

### **BEDROOM 1**

13'8" (4.17m) into bay x 10'8" (3.25m). Radiator. Picture rail. uPVC double glazed window to front aspect.

From first floor landing, panelled leads door to:

### **BEDROOM 2**

11'4" (3.45m) x 10'8" (3.25m) into wardrobe space. Large built in double wardrobe. Radiator. uPVC double glazed window to rear aspect again offering fine outlook over rear garden, neighbouring area, parts of Exeter including Cathedral and countryside beyond.

From first floor landing, glass panelled door leads to:

### **BEDROOM 3**

6'8" (2.03m) x 6'0" (1.83m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, panelled door leads to:

### **BATHROOM**

6'4" (1.93m) x 6'0" (1.83m). A modern matching white suite comprising panelled bath with fitted mains shower unit over and tiled splashback. Traditional style wash hand basin with mixer tap set in vanity unit with cupboard space beneath. Low level WC. Part tiled walls. Heated ladder towel rail. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

To the front of the property is a small lawned area of garden with flower/shrub bed stocked with a variety of maturing shrubs, plants and bushes. A pillared entrance with wrought iron gate leads to a private drive (restricted width). Steps and pathway lead to the front door with courtesy light. To the left side elevation is a timber gates leading to a further driveway (restricted access) with water tap which in turn provides access to the rear garden.. The rear garden is a particular feature of the property enjoying the fine outlook and views over neighbouring area, parts of Exeter including Cathedral and beyond whilst comprising of a paved patio area. Useful underhouse storage area and outside WC. Steps lead up to the conservatory/family room. Paved side steps lead down to the two tiered lawned area of garden which is of good size with various maturing shrubs, plants, bushes and trees. Pathway leads down to the lower end of the garden with timber summer house and greenhouse. The rear garden is enclosed to all sides.

### **TENURE FREEHOLD**

### **DIRECTIONS**

Proceeding out of Exeter over Exe Bridge take the 2<sup>nd</sup> left into Cowick Street and continue to the end of this road turning left into Cowick Lane. Proceed almost to the brow of the hill and turn right into Broadway then 1<sup>st</sup> left into Cowick Hill where the property in question will be found on the right hand side.

## VIEWING

Strictly by appointment with the Vendors Agents.

## AGENTS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

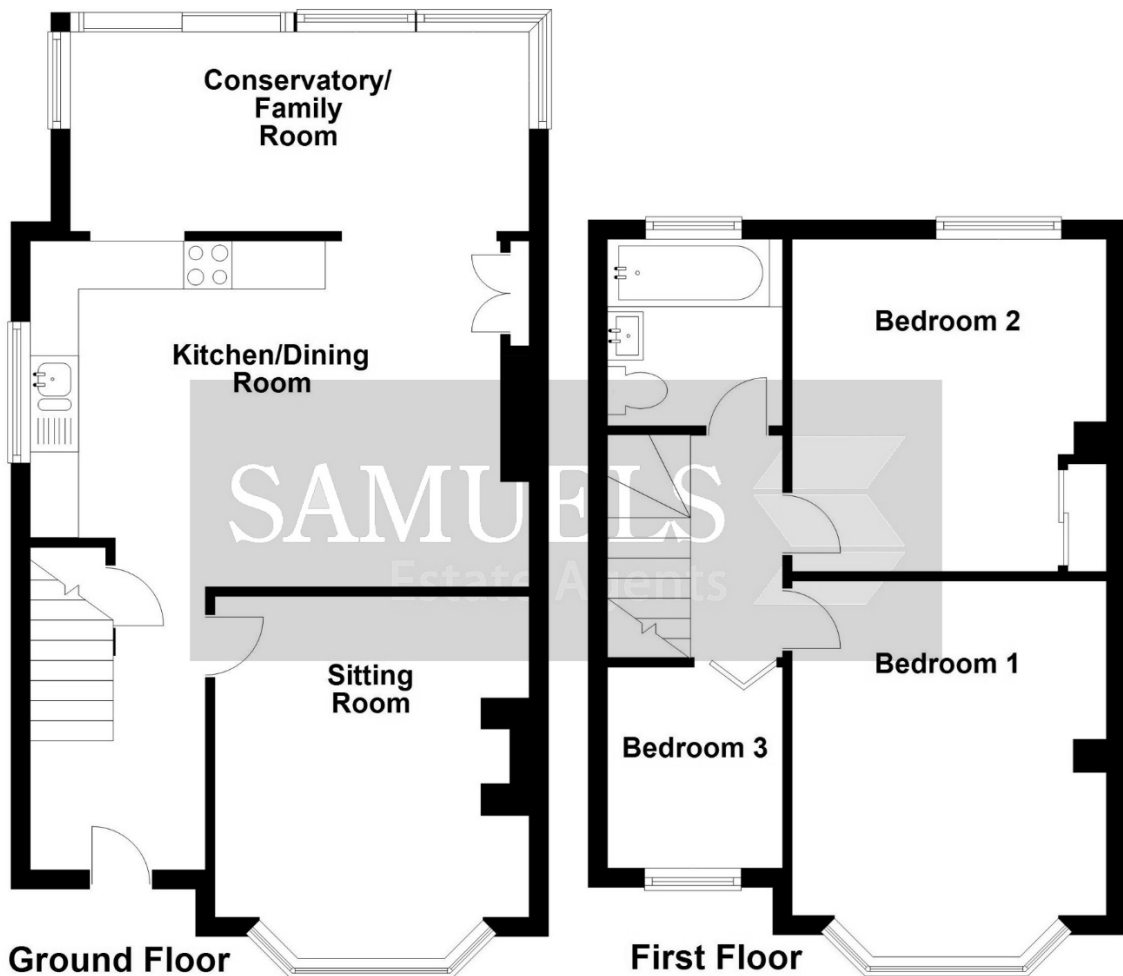
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## AGENTS NOTE MONEY LAUNDERING POLICY

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction

## REFERENCE

CDER/0323/AV



Total area: approx. 81.8 sq. metres (880.6 sq. feet)

Floor plan for illustration purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		